

RETAIL SPACE WITH PROMINENT MICHIGAN AVENUE FRONTAGE

ONE MILE FROM MSU, BETWEEN FRANDOR/US-127 AND DOWNTOWN



FOR LEASE
2400-2404 E. Michigan Ave.
Lansing, MI

AVAILABLE:
1,440 SF



SAMANTHA LE
Senior Associate, Retail Advisor
Direct: 517 319-9279
samantha.le@martincommercial.com

CARSON PATTEN, CCIM
Vice President, Retail Advisor
Direct: 517 319-9230
carson.patten@martincommercial.com





ESTABLISHED STOREFRONT WITH CONVENIENT PARKING

This 1,440 SF storefront offers an outstanding opportunity for retailers, service providers, and neighborhood-focused businesses seeking a highly visible location along one of the Lansing area's primary commercial corridors.

Positioned on a hard corner at a signalized intersection and anchored by established co-tenants **Quality Dairy and Stop 1 Insurance**, the property benefits from strong daily traffic counts, convenient parking, multiple access points, and excellent connectivity to **Downtown Lansing, East Lansing, Michigan State University, US-127, I-496, Frandor Shopping Center**, and the growing **UM Health-Sparrow** medical campus.

Its strategic location, established customer base, and prominent visibility make this an attractive leasing opportunity for businesses looking to grow their presence in a dynamic and well-traveled market.

LEASE RATE:

\$13.50

PSF/YR, Modified Gross

PROPERTY FEATURES



SIZE:
1,440 SF



LAYOUT:
Flexible for a
Variety of Users



LOCATION:
Near US-127,
MSU & Downtown

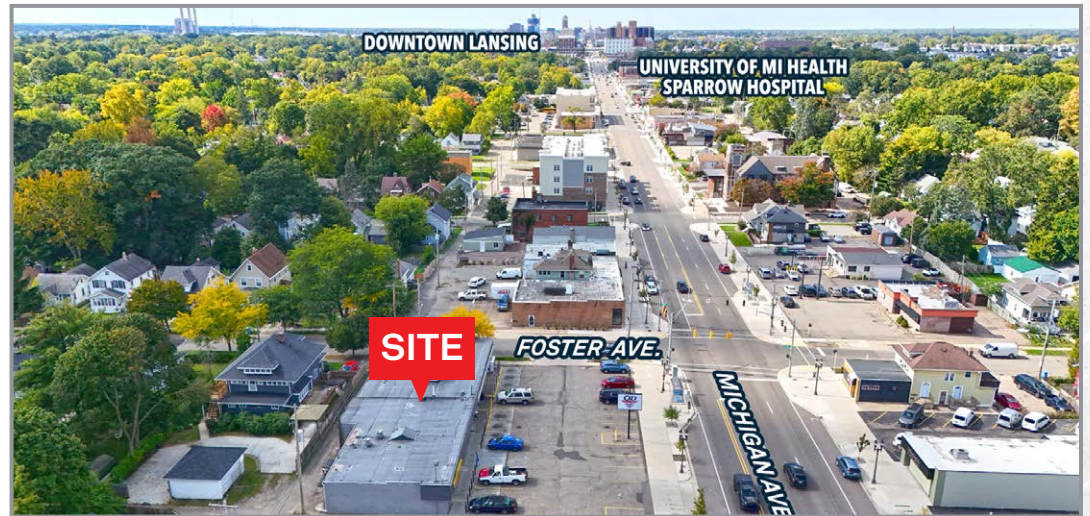


SIGNAGE:
Prominent Building
Opportunity



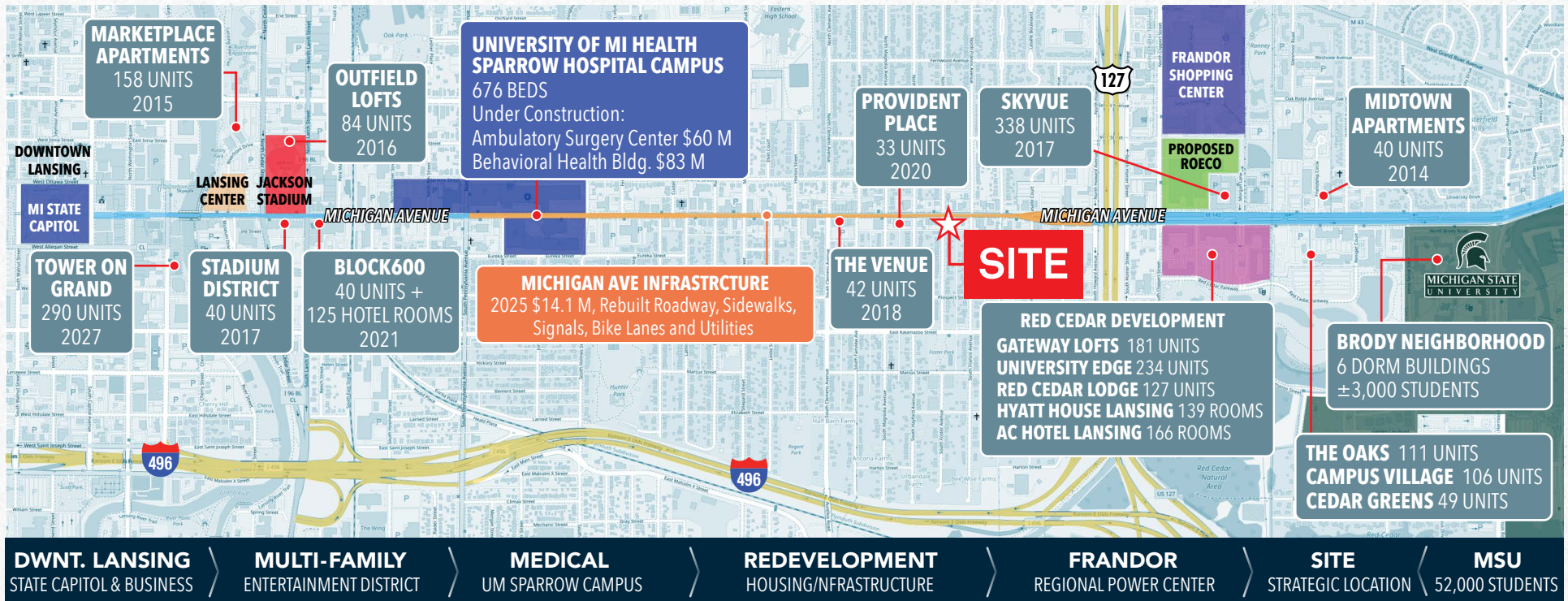


GALLERY





MICHIGAN AVENUE CORRIDOR CONNECTING PEOPLE • PLACES • OPPORTUNITY



SURROUNDED BY TRANSFORMATIONAL INVESTMENT

Michigan Avenue serves as the primary east-west connection between Downtown Lansing, University of Michigan Health-Sparrow campus, Frandor Shopping Center, East Lansing and Michigan State University – a dynamic corridor anchored by major institutions and thriving neighborhoods.

The Michigan Avenue corridor continues to attract significant public and private investment, creating a stronger, more connected and vibrant Greater Lansing.





AREA INFORMATION

0.7 Miles

to Frandor Shopping Center & US-127

1 Miles

to Michigan State University, downtown East Lansing

1 Miles

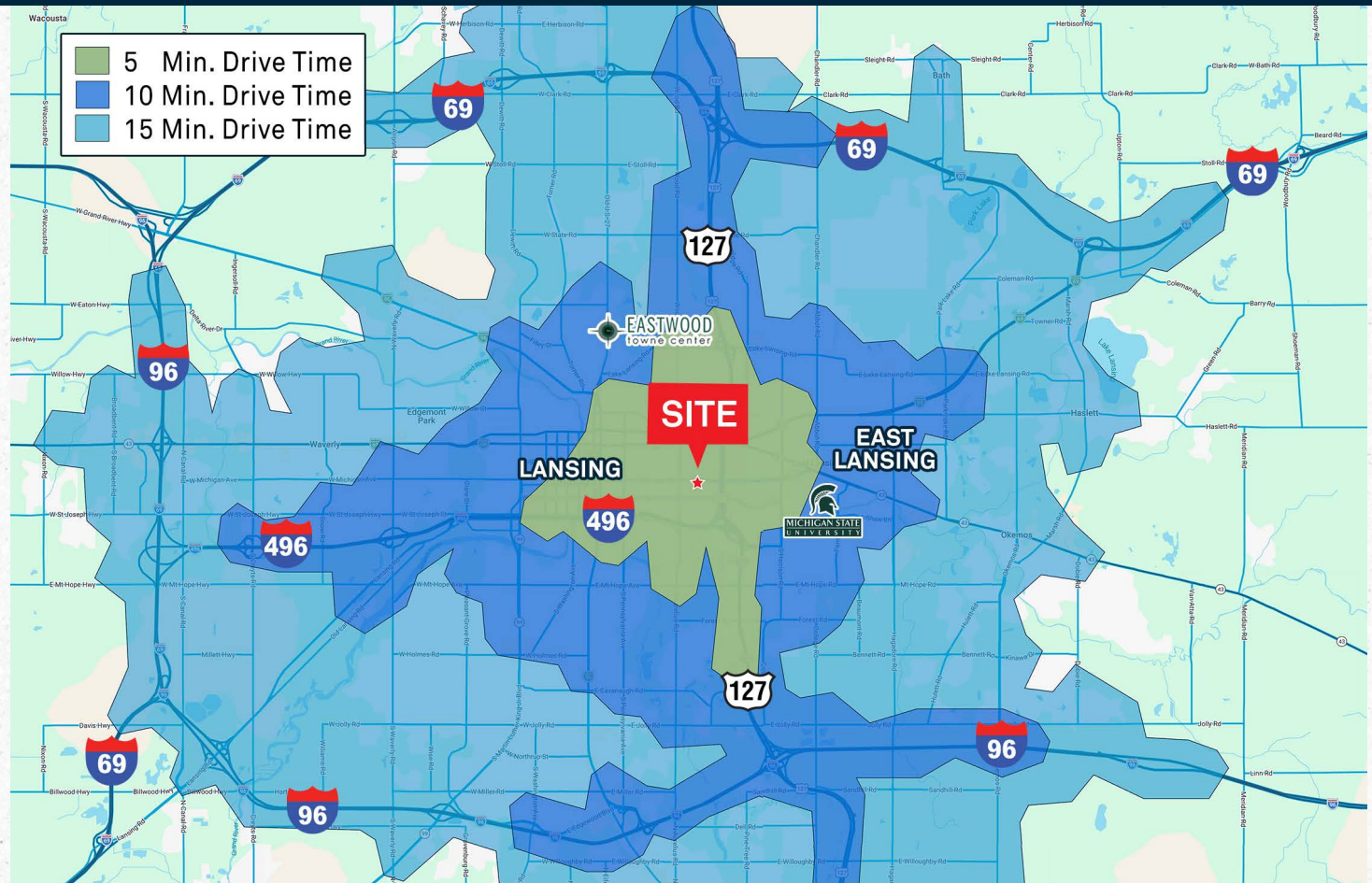
to U of M Health - Sparrow Hospital Campus

1.9 Miles

to MI State Capitol and Downtown Lansing

Near

dense mix of restaurants, retailers, neighborhood businesses, and services.



DEMOGRAPHICS

Proximity	1-Mile	3-Miles	5-Miles
Population	13,939	102,469	191,791
Households	6,879	40,321	80,660
Average HH Income	\$67,637	\$78,337	\$83,932

TRAFFIC COUNTS - VPD

Michigan Ave.	13,824
US-127	63,637

Martin Your Vision. Our Mission.

Martin Commercial Properties is a vertically integrated commercial real estate firm with an established track record of delivering superior service and unparalleled results to clients since 1962. Our experienced team efficiently serves clients nationally by combining big business benefits with the attentiveness to detail and insight that you would expect from a local firm. With offices in Lansing, Grand Rapids, and Tampa, we provide strategic advice and execution in five core lines of business including brokerage services, investment services, property management, property development, and corporate services.



Brokerage
Services



Property
Management



Construction
Services



Investment
Services



Corporate
Services

martincommercial.com | East Lansing | Grand Rapids | Tampa